

APN #: 1220-22-211-014

RECORDING REQUESTED BY:

William T. Roney III



KAREN ELLISON, RECORDER

E10

WHEN RECORDED MAIL TO:

William T. Roney III
1428 Purple Sage Drive
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

William T. Roney III
1428 Purple Sage Drive
Gardnerville, NV 89460

I, the undersigned, hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DEED UPON DEATH

I, William T. Roney Jr. through my Power of Attorney, William T. Roney III, does hereby convey in equal shares to William T. Roney III and Christina R. Roney, as married tenants in common, effective on my death, all right, title and interest in the real property commonly known as 1428 Purple Sage Drive, City of Gardnerville, County of Douglas, State of Nevada, and more particularly described as:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows: Lot 7 in Block B, as shown on the map of BARRINGTON RANCHOS, filed for record in the office of the County Recorder of Douglas County, Nevada on March 1, 1991 in Book 391 at page 187 as Document No. 245840, being a subdivision of Lot 706 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973 in Book 573 at Page 1026 as File No. 66512.

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY.

DATED: August 28, 2018

William T. Roney III POA.

William T. Roney III, Medical POA, Real Estate POA, & Appointed Veterans Fiduciary for William T. Roney Jr.

ACKNOWLEDGMENT

On this 28 day of ~~July~~ ^{August}, in the year 2018, before me, personally appeared William T. Roney III, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that this DEED UPON DEATH that he, as Power of Attorney of and for William T. Roney Jr. with sufficient proof shown to myself, executed it as a free and voluntary act and deed for the uses and purposes therein mentioned.

Notary Public in and for the State of Nevada

County of Douglas

Residing at: 1362 Hwy 395 #109 Gardnerville NV 89410

My Commission Expires: 01/20/2020

Karen Stage (Signature of Notary Public)

NOTARY SEAL



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-22-211-014
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 10
b. Explain Reason for Exemption: Deed upon Death

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature William T Roney Jr Capacity POA
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: William T Roney Jr
Address: 1428 Purple Sage Dr
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: _____
Address: _____
City: SAME
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____